



MEET MORGAN HILL

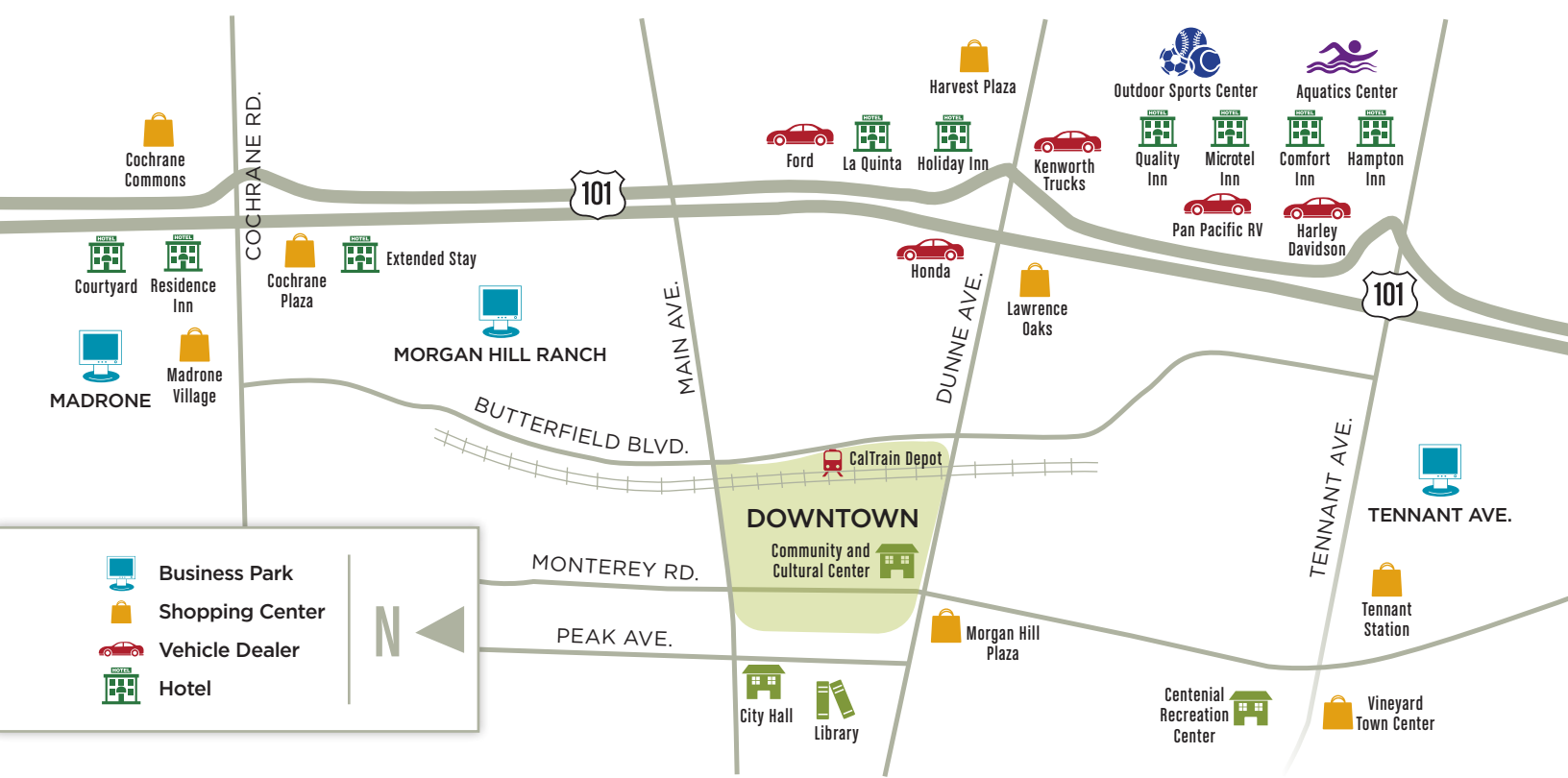
It's all right here!



LIFESTYLE MORGAN HILL

Defining the balanced lifestyle in Silicon Valley

MORGAN HILL, LOCATED JUST 10 MILES SOUTH OF SAN JOSE, is one of the most desirable hometowns in Santa Clara County. This community of approximately 42,000 residents shares a rich entrepreneurial spirit and encourages innovation with its neighbors. The people of Morgan Hill have long placed priority on cultivating a way of life where business and community thrive together.



Sources: Claritas-The Nielsen Company, Inc. 2014; City of Morgan Hill

BY THE NUMBERS

(10-minute Trade Area Drive Time)

Population.....	44,951
Households.....	14,314
Avg. Household Income.....	\$122,719
Median Household Income.....	\$89,225
%Households over \$100,000.....	35%
Median Housing Value.....	\$557,494
Median Age.....	37
Average Household Size.....	3.11
Dominant Race/Ethnicity	
White.....	64%
Hispanic.....	34%

TRANSPORTATION

International airports nearby.....	3
Miles from San Jose.....	10
Minutes from the San Jose International Airport.....	30
Trips per day on Highway 101.....	243,000
Time to downtown San Francisco by Caltrain	1 HR 40 MIN
Drive to Monterey.....	1 HR

DOWNTOWN MORGAN HILL

COMING SOON!

- Live Entertainment Venue
- Boutique Hotel & Market Hall
- Four New Restaurants

NEW 273-SPACE PARKING GARAGE

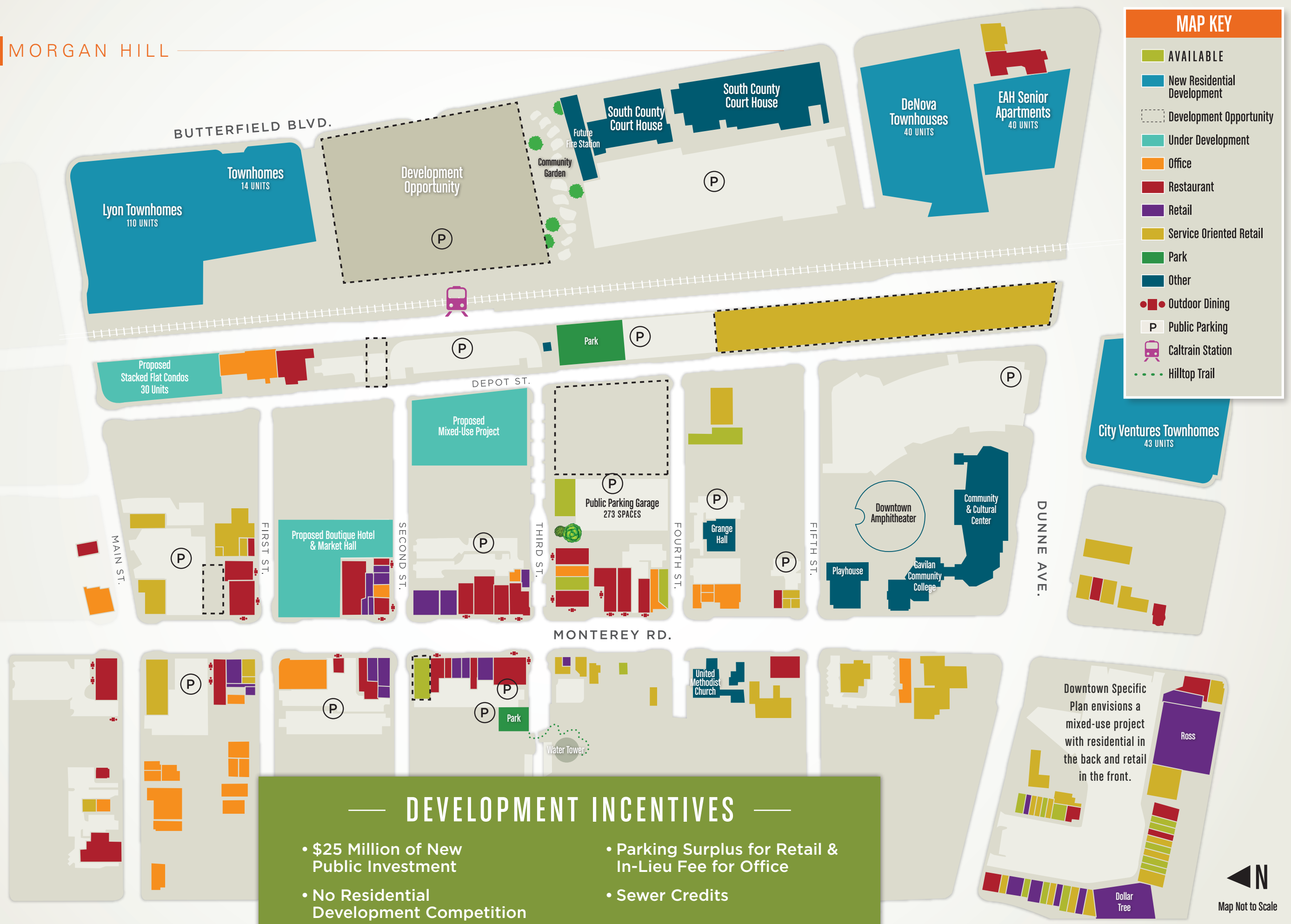
300+ NEW HOUSING UNITS

OVER 30 EATERIES

CALTRAIN STATION

Community Center Serves
50,000 PEOPLE A YEAR

Downtown Events Attracts Over
250,000 VISITORS A YEAR





WORKSTYLE MORGAN HILL

A Flourishing Center of Industry

MORGAN HILL IS A SOPHISTICATED SILICON VALLEY COMMUNITY that supports industry and innovation. The city offers 6.2 million square feet of Industrial, R&D and manufacturing space in three large business parks. Morgan Hill is home to companies such as Anritsu Corporation, Specialized Bicycles Components, Infineon Technologies, TenCate Advanced Composites, Flextronics, Phoniex DeVentures and Sakata Seeds. The city has a significant and growing employment base in the areas of manufacturing and wholesale, with projected growth in the sectors of health, education, finance, insurance, real estate, and information. Its location in South Silicon Valley offers relatively new, high-quality space at lower costs, over 150 acres of industrial vacant land and a reverse commute. Morgan Hill’s location offers employees access to the great outdoors, providing an ideal balance between jobs, housing, recreation, and open space.

TOP MANUFACTURING NICHEs IN MORGAN HILL:



Food Manufacturing



Sports/Recreation Manufacturing



Electronic Components

BY THE NUMBERS

- 6.2 MILLION** SF of Commercial/Industrial Space
- 17,500** employed residents
- 1,000+** companies
- 150** acres of vacant industrial land available for job growth
- 22%** of jobs are in Manufacturing

Here’s what top executives are saying about Morgan Hill:



Tim Paulus
President, Ford Store
Morgan Hill

“ We love being in this community because of the upscale demographics. We have found the City to be extremely easy to work with. They helped us get into business and it’s been a wonderful relationship.”



Scott Unger
Group President of
TenCate Advanced
Composites

“ Morgan Hill is a perfect place for TenCate Advanced Composites’ US Headquarters. Since Morgan Hill sits on the southern tip of Silicon Valley, it has the feel of high tech coupled with the serenity of the South Valley. The city is very conducive to business and supportive of our company and our growth. The location and proximity to international airports are convenient for our customers and suppliers who come to visit.”



Wade Hulon
President,
Anritsu Company
Vice President,
Anritsu Corporation

“ We have the advantage of being near our customers who are developing the latest technologies. As part of Silicon Valley, we are close to SJC, SFO and Oakland airports, which also support us as a global operation. Anritsu Company has a very successful and strong global sales presence in the Test and Measurement market and provides US and international customers with the broad range of products manufactured in Morgan Hill and Japan.”



TASTE



EXPLORE



PLAY



DINE

MEET MORGAN HILL

It's all right here!



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